

JASPER REDEVELOPMENT COMMISSION

Minutes of the Meeting – September 4, 2012

The Jasper Redevelopment Commission met on Tuesday, September 4, 2012 in the Council Chambers of City Hall located at 610 Main Street. Notice was given in compliance with Indiana's Open Meeting Law.

CALL TO ORDER

President John Bell called the meeting to order at 8:00 a.m.

ROLL CALL

President John Bell	present
Vice President John Schroeder	present
Secretary John Kahle	present
Member Rick Stradtner	present
Member Ray Howard	present
Non-voting advisor Nancy Habig	present

Also present:

Renee Kabrick - Commission's attorney
Kathy Pfister – Recording Secretary

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

APPROVAL OF MINUTES

Ray Howard made a motion to approve the Commission's minutes as presented from their August 16, 2012 meeting, seconded by Vice President Kahle. The motion carried 5-0.

METRONET POTENTIAL RDC PROJECT / UNDERSTANDING TIF FACTORS

President Bell presented a summary to each of the Commission members regarding a conference call held on August 28, 2012 with Gary Malone of Umbaugh & Associates. Also in attendance during the telephone conference were Mayor Seitz, Darla Blazey and City Attorney Renee Kabrick. President Bell advised that he conducted the telephone conference in order to get a better understanding of the information provided by Metronet, an Indiana based Fiber Optic company, to the Redevelopment Commission. Gary Malone explained the working of a TIF Bond, and the group discussed factors involved with use of TIF.

Mr. Malone shared his experience with TIF bonds and how they work. He indicated Metronet, business plan includes use of TIF, as project funding in order to assist with cash flow

and it allows for tax exemption opportunities. Bell explained that, according to Malone, a TIF bond amount is calculated by a consultant and a Legal firm after a detailed proposal has been presented by Metronet. Revenue will be generated mostly from utility tax assessment and a minimal amount of tax revenue from building tax; negotiation on building tax assessment is possible. A TIF bond amount calculation (recommendation) can always be adjusted by the RDC either by setting a specific dollar amount or by a percentage and can be another negotiation piece with Metronet. The interest rate on a bond is recommended by the consulting firm based on current market bond rates; however, this can also be negotiated between the RDC and Metronet. The number of years for a TIF bond can be set by the RDC and can actually be changed in the course of the years of it being paid out. The RDC can pay a bond back sooner if it chooses to do so. A TIF bond will pay for consulting fees, legal fees, the principle and interest of the bond.

In conclusion of the conference call, Mr. Malone said he will research the TIF amounts history of the TIF set-up done by New Castle and Lebanon, which are two of Metronet's most recent communities.

Attorney Kabrick said she has a scheduled meeting on Wednesday, September 05, 2012, at 8:30am with Huntingburg's attorney, Phil Schneider and an attorney from Barnes and Thornburg, to discuss the "nuts and bolts" of the particular TIF financial tool.

After the conference call, Mayor Seitz sent an email to Ed Corr, of Metronet, indicating that Attorney Kabrick will be coordinating with other legal counsels to arrive at a decision on the lead agency for the eventual submission and asked that Metronet submit a proposal through the City of Jasper as soon as possible so that it may be evaluated for a possible formal presentation at the RDC's October meeting.

ADJOURNMENT

There being no further business to come before the board, a **motion** was made by Rick Stradtner and seconded by Vice President Kahle to adjourn the meeting. The motion carried 5-0, and the meeting adjourned at 8:18 a.m.

John Bell, President

ATTEST:

John Kahle, Secretary